



COMAL COUNTY

ENGINEER'S OFFICE

November 8, 2018

TO: Commissioner Donna Eccleston, Precinct 1
FROM: Mallory Pfeiler, Assistant Subdivision Coordinator
RE: Approval of the Amendment to Plat of *Vintage Oaks at the Vineyard, Unit 22*, combining Lots 1871 and 1872, establishing Lot 1871R, within Comal County, Texas
OWNER(S): Ellen Roberts

We request placement of this Amendment to Plat on the November 15, 2018 Commissioners Court agenda for final approval.

REMARKS:

The property owner has applied to amend the recorded subdivision plat of *Vintage Oaks at the Vineyard, Unit 22* (Document #201806032357, Comal County Map and Plat Records) by combining Lots 1871 and 1872 to create Lot 1871R.

Other pertinent information is on file in our office. All required documents have been submitted, and this Amendment to Plat meets the requirements for final approval.

AMENDMENT TO PLAT

OWNER(S) (as shown on deed(s)): Ellen Roberts
MAILING ADDRESS: 516 Frostwood Drive
New Braunfels, TX 78130

LEGAL DESCRIPTION OF PROPERTY:
NAME OF RECORDED SUBDIVISION PLAT (& UNIT NUMBER, if any): Vintage Oaks at the Vineyard
Unit 22 Lots 1871+1872
COMAL COUNTY MAP & PLAT RECORDS VOLUME _____ PAGE _____ (or) DOC# 201806032357
LOTS OR TRACTS TO BE COMBINED: 1871+1872 RESULTING LOT #: 1871R

The signatures affixed below will certify that the owner of the described property hereby amends the plat of the property so as to combine the referenced lots or tracts into a single lot or tract. The property owner acknowledges that this Amendment to Plat may not dissolve or alter any existing easements or other property interests that may exist within the boundaries of this property, and that obtaining release or permission from any owner or beneficiary of easement(s) or other property interest(s) affected by this process shall be the responsibility of the property owner. The owner also certifies that any and all lienholders have acknowledged this Amendment to Plat as per the attached Lienholder Acknowledgment(s), if applicable.

RECEIVED

OCT 17 2018

Ellen Roberts
OWNER SIGNATURE

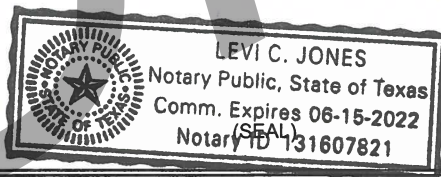
OWNER SIGNATURE
COUNTY ENGINEER

ELLEN ROBERTS
NAME PRINTED (& title, if applicable)

NAME PRINTED (& title, if applicable)

STATE OF Texas
COUNTY OF Comal

SWORN TO AND SUBSCRIBED before me by Ellen Roberts
on the 17th day of October, 2018.



Levi Jones
NOTARY PUBLIC

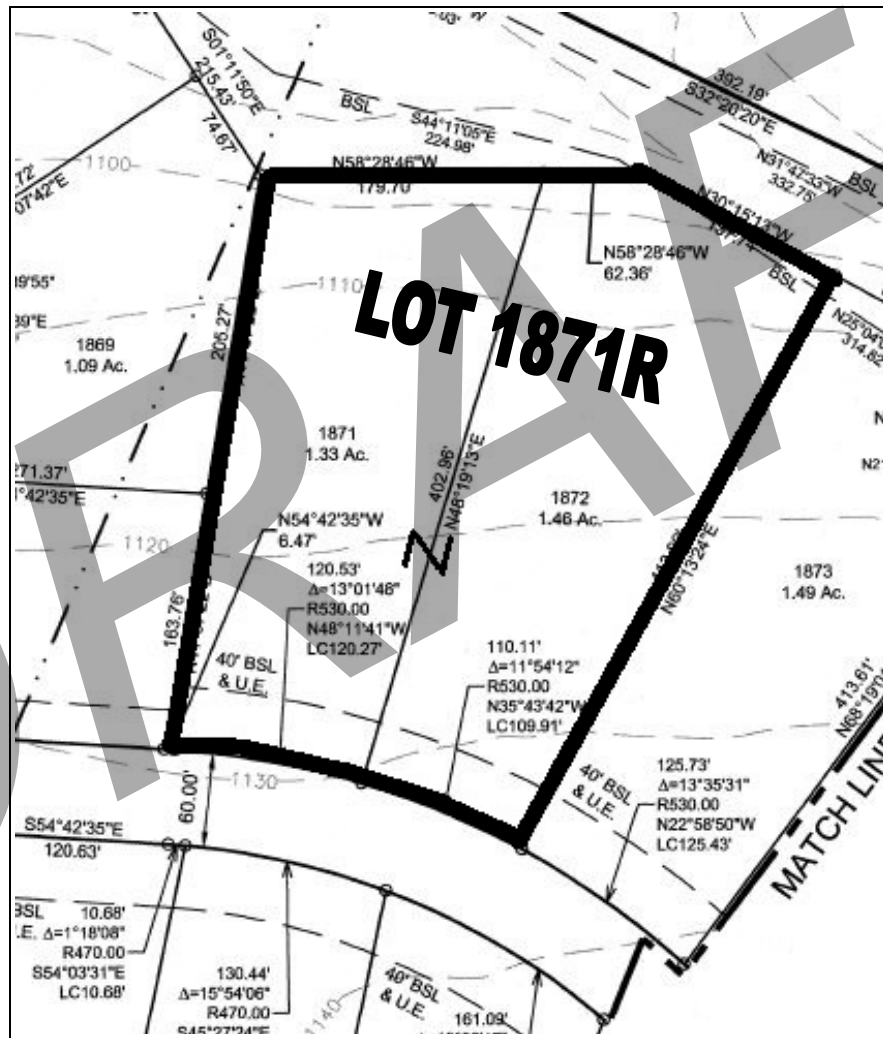
APPROVED BY COMMISSIONERS COURT on the _____ day
of _____, 20____.

COUNTY JUDGE
ATTEST:

COUNTY CLERK

FOR RECORDING PURPOSES ONLY

Amendment to Plat
VINTAGE OAKS AT THE VINEYARD, UNIT 22
(Document #201806032357, Map and Plat Records, Comal County, Texas)
Combining Lots 1871 and 1872
Establishing Lot 1871R



Please refer to the recorded subdivision plat, *Vintage Oaks at the Vineyard, Unit 22* (Document #201806032357, Map and Plat Records, Comal County, Texas), for original lot dimensions and further information.

EXHIBIT - NOT FOR RECORDING



COMAL COUNTY

TAX OFFICE

Cathy C. Talcott, CTOP, PCC, PCAC
Comal County Tax Assessor-Collector

RECEIVED

NOV 07 2018

COUNTY ENGINEER

STATEMENT FROM TAX ASSESSOR-COLLECTOR

Tax Account/Property ID # 416048 Current Year 2018

Physical Address Legal - Vintage Oaks at the vineyard 22, Lots 1871 & 1872

The taxes to be imposed by Comal County have not been calculated because the property has not yet been placed on the tax roll for the current year.

Monica C. Goodall

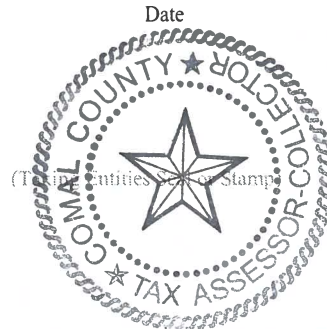
(Signature of tax collector's authorized representative)

11/7/18

Date

Monica C. Goodall

(Printed name of authorized representative)



Issued By:
Comal County Tax Office
PO Box 659480
San Antonio, TX 78265-9480

Property Information
Property ID: 80578 Geo ID: 780616001700
Legal Acres: 454.1690
Legal Desc: A-816 SUR-349 J M TEJERINO, ACRES 454.169
Situs: 0 STATE HWY 46 W TX
DBA:
Exemptions:

Owner ID: 919872 100.00%
SOUTHSTAR AT VINTAGE OAKS LLC
% SOUTHSTAR COMMUNITIES LLC
1114 LOST CREEK BLVD
SUITE 270
AUSTIN, TX 78746-6300

For Entities	Value Information
COMAL COUNTY	Improvement HS: 0
COMAL ISD	Improvement NHS: 0
Credit	Land HS: 0
ESD #2 (EMS)	Land NHS: 1,111,730
ESD #3 (FIRE)	Productivity Market: 2,564,100
Lateral Road	Productivity Use: 19,960
Rural Fire #4	Assessed Value: 1,131,690

Property is receiving Ag Use

Current/Delinquent Taxes

This is to certify that, after a careful check of the tax records of this office, the following delinquent taxes, penalties, interest and any known costs and expenses as provided by Tax Code §33.48, are due on the described property for the following taxing unit(s):

Year Entity	Taxable	Tax Due	Disc./P&I	Attorney Fee	Total Due
Totals:		0.00	0.00	0.00	0.00
Effective Date: 09/25/2018					Total Due if paid by: 09/30/2018
					0.00



Tax Certificate Issued for:	Taxes Paid in 2017
COMAL COUNTY	6,167.68
Lateral Road	1,003.84
COMAL ISD	27,850.87
ESD #2 (EMS)	1,202.19
ESD #3 (FIRE)	1,602.92

2018 PROPERTY TAXES WILL BE CALCULATED IN OCTOBER 2018 AND ARE DUE WHEN RENDERED. THE LAST DAY TO PAY BEFORE PENALTY AND INTEREST START TO ACCRUE IS JANUARY 31, 2019.

If applicable, the above-described property has/is receiving special appraisal based on its use, and additional rollback taxes may become due based on the provisions of the special appraisal (Comptroller Rule 9.3040) or property omitted from the appraisal roll as described under Tax Code Section 25.21 is not included in this certificate [Tax Code Section 31.08(b)].

Pursuant to Tax Code Section 31.08, if a person transfers property accompanied by a tax certificate that erroneously indicates that no delinquent taxes, penalties or interest are due a taxing unit on the property or that fails to include property because of its omission from an appraisal roll, the unit's tax lien on the property is extinguished and the purchaser of the property is absolved of liability to the unit for delinquent taxes, penalties or interest on the property or for taxes based on omitted property. The person who was liable for the tax for the year the tax was imposed or the property was omitted remains personally liable for the tax and for any penalties or interest.

A tax certificate issued through fraud or collusion is void.

This certificate does not clear abuse of granted exemptions as defined in Section 11.43 Paragraph(1) of the Texas Property Tax Code.

May Be Subject to Court Costs if Suit is Pending

Date of Issue: 09/25/2018
Requested By: ROBERTS ELLEN B
Fee Amount: 10.00
Reference #:

Anna Maria L. Gevora
Signature of Authorized Officer of Collecting Office